

067.0

0002

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

756,900 / 756,900

USE VALUE:

756,900 / 756,900

ASSESSED:

756,900 / 756,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		RICHFIELD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SAIDLAD ADAM	
Owner 2:	
Owner 3:	
Street 1: 78 RICHFIELD RD	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER			
Owner 1:	CUSOLITO RICHARD D-ETAL -		
Owner 2:	CUSOLITO ISABELLE TRUSTEES -		
Street 1:	78 RICHFIELD RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

NARRATIVE DESCRIPTION			
This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7123	Sq. Ft.	Site			0	70.	0.89	12									443,583						443,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7123.000	313,300		443,600	756,900		42796
							GIS Ref
							GIS Ref
							Insp Date
							11/15/18

PREVIOUS ASSESSMENT								Parcel ID	067.0-0002-0006.A		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	313,300	0	7,123.	443,600	756,900		Year end	12/23/2021		
2021	101	FV	303,200	0	7,123.	443,600	746,800		Year End Roll	12/10/2020		
2020	101	FV	303,500	0	7,123.	443,600	747,100	747,100	Year End Roll	12/18/2019		
2019	101	FV	245,100	0	7,123.	411,900	657,000	657,000	Year End Roll	1/3/2019		
2018	101	FV	245,100	0	7,123.	411,900	657,000	657,000	Year End Roll	12/20/2017		
2017	101	FV	245,100	0	7,123.	361,200	606,300	606,300	Year End Roll	1/3/2017		
2016	101	FV	245,100	0	7,123.	329,500	574,600	574,600	Year End	1/4/2016		
2015	101	FV	231,000	0	7,123.	291,500	522,500	522,500	Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif								Notes
CUSOLITO RICHAR	61477-39		3/27/2013		575,000	No	No									
CUSOLITO RICHAR	24758-265		8/4/1994			No	No	A								

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
11/15/2018		MEAS&NOTICE							BS			Barbara S												
12/11/2008		Meas/Inspect							336			PATRIOT												
1/20/2000		Inspected							263			PATRIOT												
10/6/1999		Mailer Sent																						
10/6/1999		Measured							163			PATRIOT												
7/27/1993												TH												

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 1	Rating: Average			OF=SINK IN BMT.											
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:				OthrFix: 1	Rating: Fair														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1											
Color: CREAM				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 2	Rating: Average			Other											
				WSFlue:	Rating:			Upper											
								Lvl 2											
								Lvl 1											
								Lower											
								Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1							
GENERAL INFORMATION																			
Grade: C+ - Average (+)																			
Year Blt: 1938		Eff Yr Blt:																	
Alt LUC:		Alt %:																	
Jurisdct:		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION																			
Avg Ht/FL: STD																			
Prim Int Wal 2 - Plaster																			
Sec Int Wall:																			
Partition: T - Typical																			
Prim Floors: 4 - Carpet																			
Sec Floors: 3 - Hardwood 25%																			
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 067.0-0002-0006.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	5X8	A	AV	2016	0.00	T	2.4	101							
More: N				Total Yard Items:				Total Special Features:				Total:							